



Planning Commission

February 18, 2015

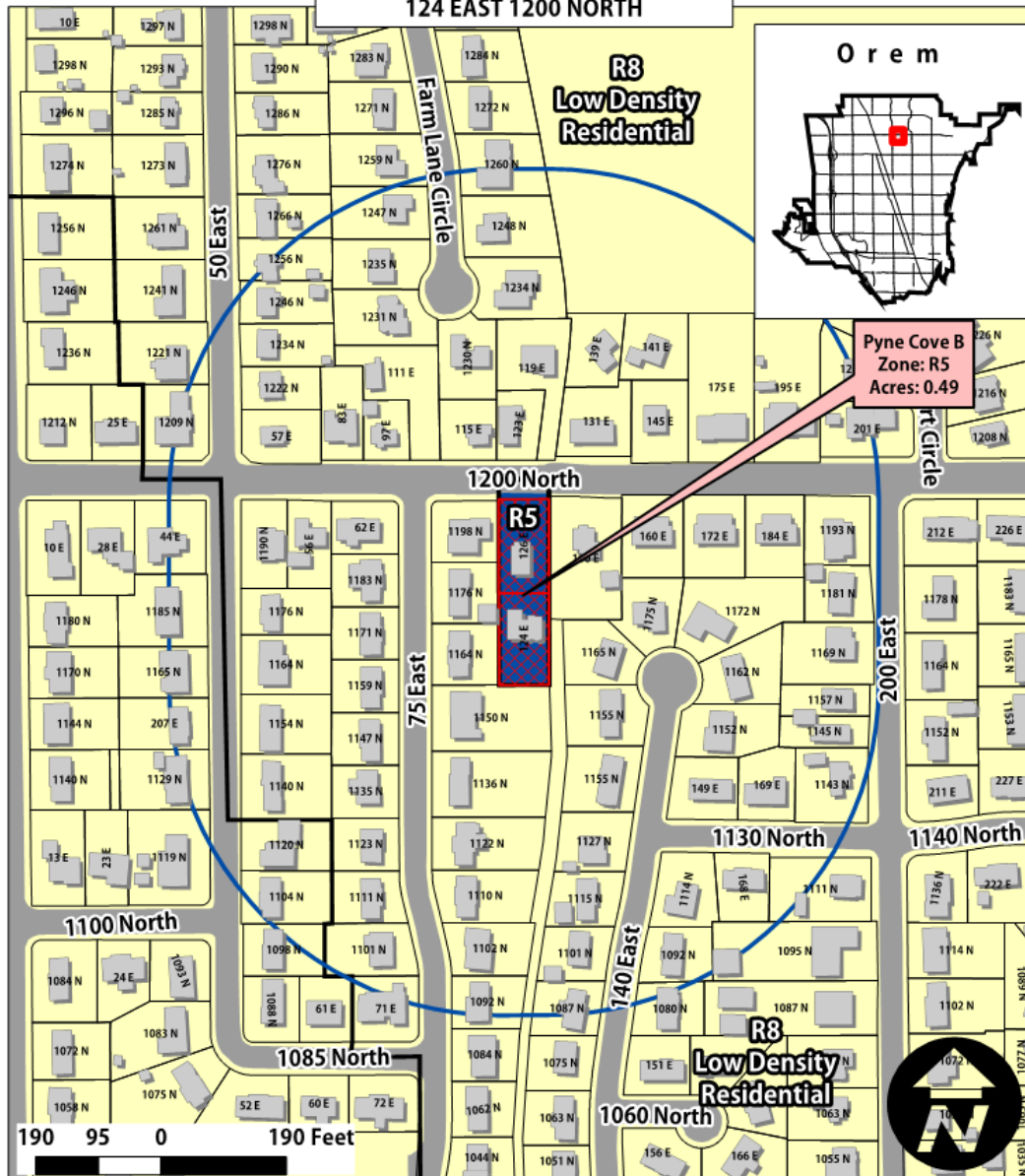
Item #: 3.1

PUBLIC HEARING – Vacating Pyne Cove Subdivision, Plat A, and approving the final plat of Pyne Cove Subdivision, Plat B at 124 East 1200 North in the R5 zone.

Applicant: Hayden Oyne

Pyne Cove, Plat B

124 EAST 1200 NORTH



◆ Pyne Cove, Plat B:
R5 Zone; 0.49 Acres.

NIA CONTACT:
Orem North
Alejandro Perez

- Legend**
- Buildings
 - Pyne Cove B
 - Notification Boundary
 - Parcels

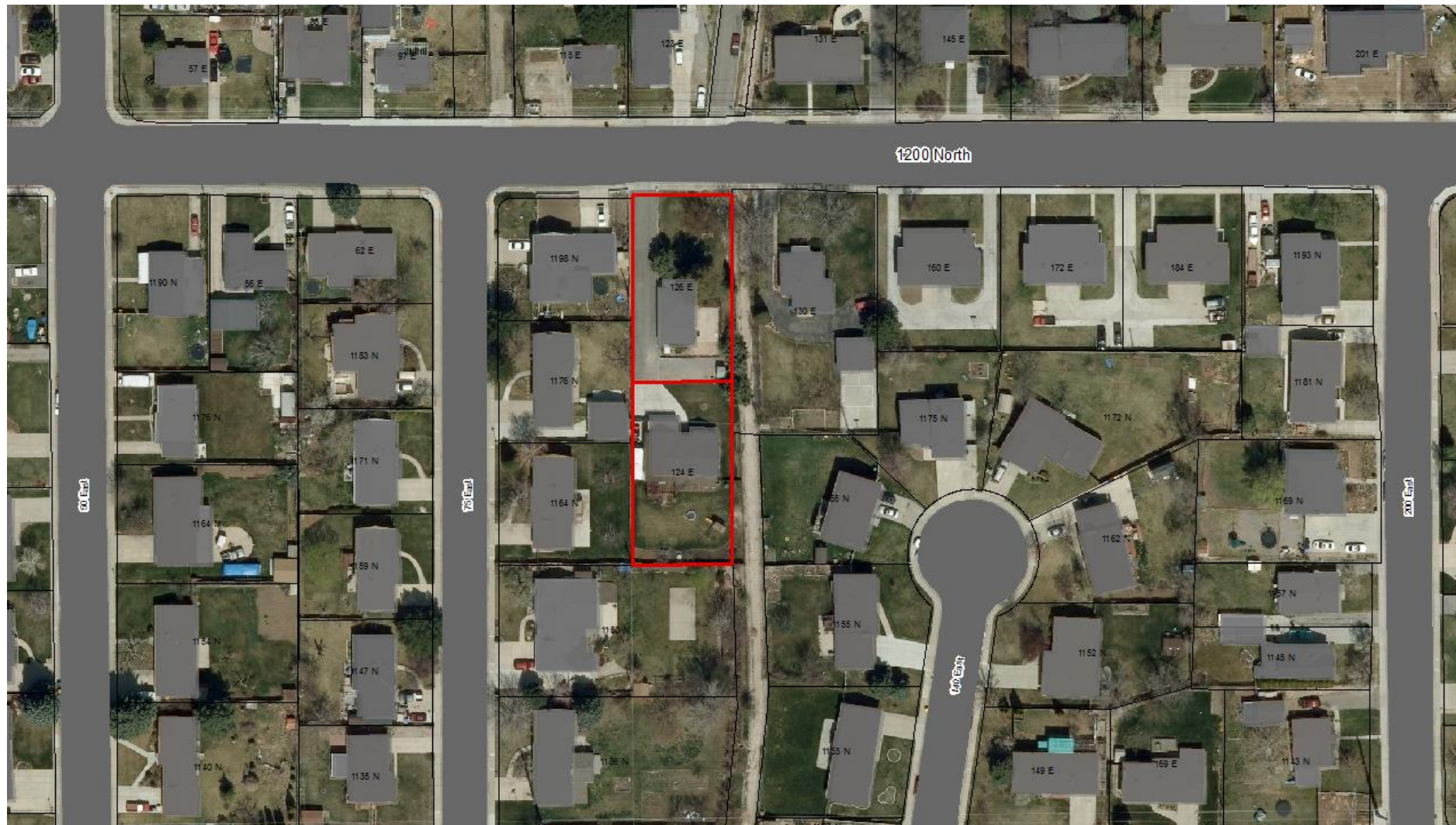


Background Information

- Both lots have existing homes that will remain
- Property owner on northern property desires to add on to their home
- Current setbacks don't provide for desired addition
- Property line between properties will move south approximately six feet



Aerial View



Site Photos



Looking South from 1200 North

Proposed Subdivision



NORTH
1" = 20'

NW COR
SEC11 T6S R2E
SLB&M

1200 North Street

75 East Street

VICTORY HEIGHTS
SUBDIVISION PLAT A

BOOGAARD

STAR VIEW
ACRES

15

14

13

Lot 1
11587 SF



Existing House

Lot 2
10335 SF



Existing House

North Union Canal

EXISTING 6' HIGH
CHAIN LINKED FENCE

